

TO LET

INDUSTRIAL / WAREHOUSE PREMISES WITH YARD

PREMISES AT TRENTHAM ROAD AND PLANTATION ROAD, NEWSTEAD INDUSTRIAL ESTATE,
STOKE ON TRENT, ST4 8HX

TRENTHAM ROAD



PLANTATION ROAD



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LOCATION

Trentham Road and Plantation Road form part of Newstead Industrial Estate in Trentham, Stoke on Trent. Trentham Road provides direct access to the A50 via Stanley Matthews Way (1.5miles), A500 (2miles) to the North and A34 to the West (1.5miles). The A500 provides links to the further Towns of Stoke on Trent and Newcastle under Lyme whilst the A50 links to Uttoxeter and Staffordshire Moorlands.

The premises sit approx.. 4 miles from Junction 15 M6 Motorway providing further connections to Manchester and Birmingham.

DESCRIPTION

Trentham Road

- Portal frame construction
- 6.8-7.4m Eaves height
- Two Storey Offices
- 4x Roller shutter doors
- Secure palisade fenced and gated access

Plantation Road

- Portal frame construction
- 5.2m eaves height
- Two storey offices
- x6 Roller shutter doors
- 360 access yard
- Secure palisade fenced and double gated access

The units are available individually.

TENURE

The property is available to lease on a new full repairing and insuring lease.

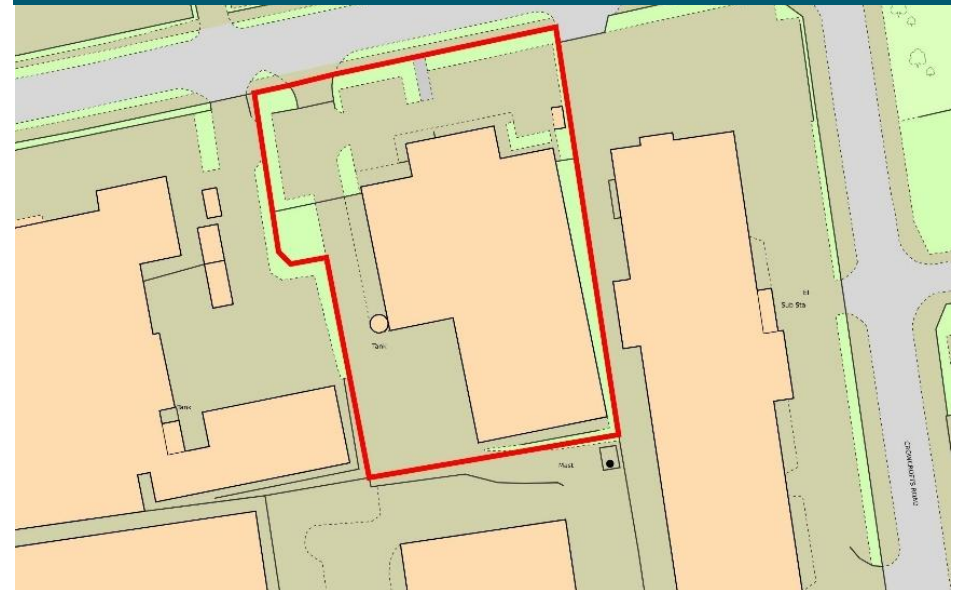
RENT

Trentham Road - £135,000 +VAT per annum
Plantation Road - £90,000 +VAT per annum

RATING ASSESSMENT

The premises are currently assessed as a whole with a rateable value of £93,500 (2023 listing). Once the premises are let individually, the rates will require reassessment.

TRENTHAM ROAD



| Accommodation | SQ M | SQ FT | Site Area |
|-----------------|-------|--------|-----------|
| Trentham Road | 1,813 | 19,519 | 1 acre |
| Plantation Road | 1,457 | 15,683 | 1.27 acre |

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ENERGY PERFORMANCE CERTIFICATE

EPC Rating

Trentham Road – B (32)

Plantation Road - To be confirmed

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and if so cannot verify they are in working order or fit for their purpose. Interested parties are advised to make their own investigations.

VAT

All prices quoted are exclusive of VAT which is applicable.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the transaction.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks of all parties leasing and purchasing property.

CONTACT

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TRENTHAM ROAD



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PLANTATION ROAD

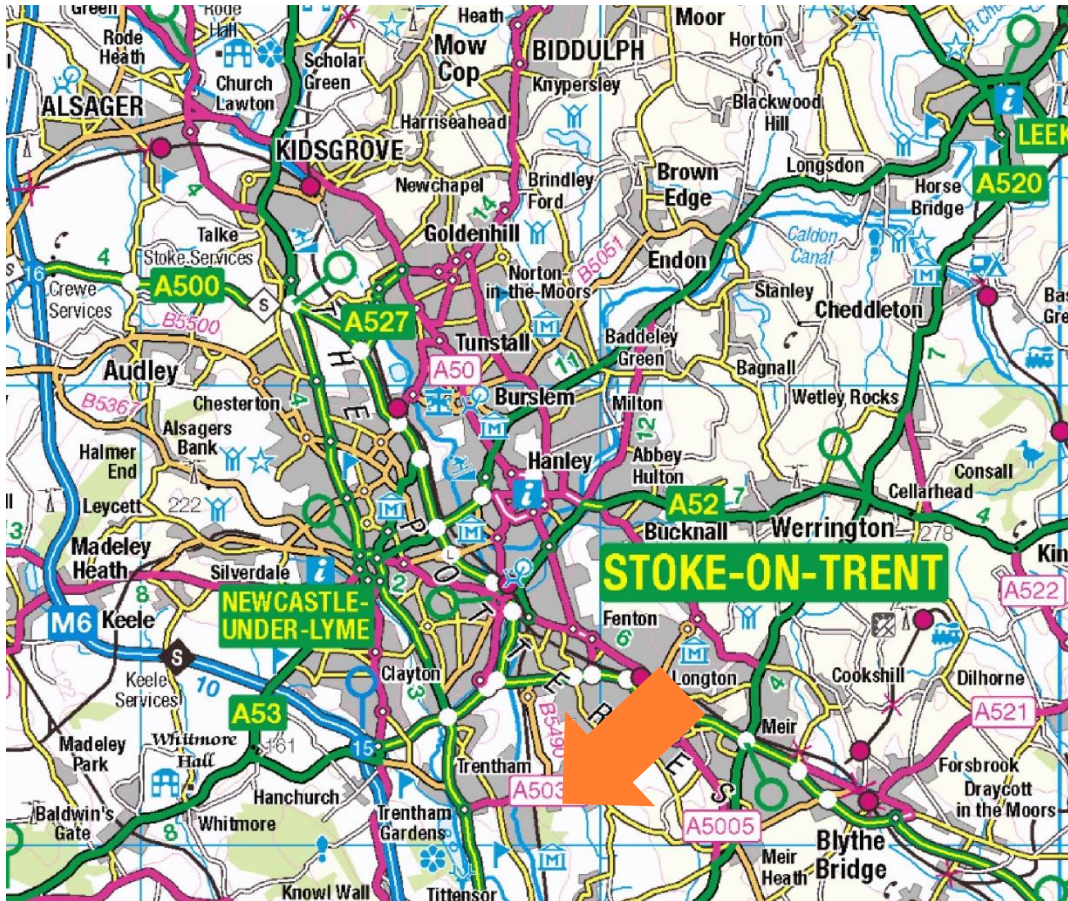


PLANTATION ROAD



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